

SUMMARY MEETING MINUTES (Subject to ZBA review and approval)
DARIEN ZONING BOARD OF APPEALS (ZBA)
OCTOBER 20, 2010

REGULAR MEETING

Darien Town Hall - Room 206 - 7:50 to 8:45 PM

ZBA members present: Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Anthony Simari

Staff Present: Code Compliance Officer Robert Woodside and Recorder Judy Fazekas

OPENING

ZBA Chair Vic Capellupo opened the meeting at 7:50 PM. He requested cooperation and explained several procedural steps that would be used to conduct the meeting following the posted Agenda.

WITHDRAWALS

Mr. Capellupo announced that the Public Hearings of Calendar Nos. 47-2010 and 48-2010, the applications of Aquarion Water Co. of Conn., regarding parcels at and near the intersection of Chestnut Street and Noroton Avenue, have been cancelled due to their withdrawal by the applicant.

PUBLIC HEARINGS

The following hearings were held with various plans and submitted application materials reviewed, possible correspondence and public comment considered, questions asked, and comments made by the ZBA members and Staff:

CALENDAR NO. 58-2010 - the application of Anne Webber Finan filed on September 22, 2010 for variances of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 14.3 in lieu of 19.5 feet minimum required east side yard setback, 10.5 in lieu of 15.7 feet minimum required west side yard setback, and 24.8 in lieu of 30.0 feet minimum required total of two side yards setback. The property is situated on the north side of Middlesex Road approximately 380 feet east of the intersection of Middlesex Road and Noroton Avenue and is shown on Assessor's Map #9 as Lot #14, being 227 Middlesex Road and located in an R-1/2 (residential) Zone.

Anne Webber Finan and Gary MacIntyre answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed.

CALENDAR NO. 59-2010 - the application of Charles F. Hartigan on behalf of Mr. & Mrs. Thomas Bredahl filed on September 22, 2010 for a variance of Section 406 of the Darien Zoning Regulations, to allow the construction of a second story addition; Section 406: 24.1 in lieu of 25.0 feet minimum required rear yard setback. The property is situated at the southeast corner formed by the intersection of Salt Box Lane and Salt Box Lane East and is shown on Assessor's Map #45 as Lot #21, being 22 Salt Box Lane and located in an R-1/3 (residential) Zone. Charlie Hartigan answered various questions and explained the proposal depicted on the submitted plans and described in the application materials. The Public Hearing was then closed.

DELIBERATIONS AND DECISIONS

The following decisions were made after the ZBA members reviewed the public hearing comments, the submitted plans and other application materials, and carefully considered possible stipulations to ensure the best possible project fit among the neighboring properties:

CALENDAR NO. 58-2010 - The application of Anne Webber Finan, 227 Middlesex Road. Upon a motion by Anthony Simari, seconded by Ruth Anne Ramsey, the ZBA voted 5-0 to GRANT the above delineated, requested variances. Jeff Williams, Chuck Deluca, John Ashburne, Anthony Simari, and Ruth Anne Ramsey voted in favor of the motion.

CALENDAR NO. 59-2010 - The application of Charles F. Hartigan on behalf of Mr. & Mrs. Thomas Bredahl, 22 Salt Box Lane. Upon a motion by Anthony Simari, seconded by Jeff Williams, the ZBA voted 5-0 to GRANT the above delineated, requested variance. Jeff Williams, Chuck Deluca, John Ashburne, Anthony Simari, and Ruth Anne Ramsey voted in favor of the motion.

OTHER BUSINESS

The following additional decisions were made after the ZBA members reviewed the submitted documents, correspondence and/or project plans:

Requested amendment to the approved plans of Calendar No. 67-2008, Donna and Arthur Collins, 45 Pear Tree Point Road. Upon a motion by Ruth Anne Ramsey, seconded by Anthony Simari, the ZBA voted 6-0 to DENY the request. Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Anthony Simari voted in favor of the motion.

Requested amendment to the approved plans of Calendar No. 42-2010, Chris Lionetti, 31 Fairview Avenue. Upon a motion by Chuck Deluca, seconded by

Anthony Simari, the ZBA voted 6-0 to GRANT the request. Vic Capellupo, Chuck Deluca, Jeff Williams, Ruth Anne Ramsey, John Ashburne, and Anthony Simari voted in favor of the motion.

Approval of Minutes of meeting on September 15, 2010. ZBA members attending this meeting were Vic Capellupo, Al Tibbetts, Jeff Williams, Chuck Deluca, and Anthony Simari. Upon a motion by Vic Capellupo, seconded by Jeff Williams, the ZBA voted 4-0 to APPROVE the subject minutes. Vic Capellupo, Chuck Deluca, Jeff Williams, and Anthony Simari voted in favor of the motion. Al Tibbetts also previously indicated his approval.

ADDITIONAL OTHER BUSINESS

Upon a motion by Ruth Anne Ramsey, seconded by Jeff Williams, the ZBA voted 6-0 to add to the agenda the following extension request from Nan Peter:

Requested extension, received October 20, 2010, to obtain all required permits and begin on-site construction for ZBA Calendar No. 26-2010, Jonathan & Nancy Peter, 8 Midbrook Lane. Upon a motion by Vic Capellupo, seconded by Jeff Williams, the ZBA voted 6-0 to GRANT a six month extension.

ADJOURNMENT

The meeting was adjourned at 8:45 PM.

Respectfully submitted October 25, 2010,
by Robert Woodside,
Code Compliance Officer
ZBA Staff

These Meeting Minutes were reviewed by the attending ZBA members, modified as necessary, and upon a motion by ..., seconded by ..., approved ... at the ZBA meeting on ..., 2010. Vic Capellupo, Gary Greene, Al Tibbetts, Chuck Deluca, Jeff Williams ... voted in favor of the motion. Ruth Anne Ramsey, John Ashburne, and Anthony Simari ... also (or previously) indicated his/her/their approval.